

Mr David Mercer
DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Application Ref: **2016/3452/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

22 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
The Old Hall Cottage
4B Kidderpore Avenue
London
NW3 7SP

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/6639/P dated 22/04/2016 (for erection of a roof extension), namely to allow an additional rooflight and to reposition 2 rooflights.

Drawing Nos:

Superseded plans: 1815-02, 1815-08, 1815-09, 1815-13.

Plans for approval: 1799-01, 1815-02A, 1815-03, 1815-04, 1815-05, 1815-06, 1815-07, 1815-08C, 1815-09B, 1815-10, 1815-11, 1815-12, 1815-13A, Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition 3 (approved plans) of planning permission 2015/6639/P shall be replaced with the following condition:



REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- 1799-01, 1815-02A, 1815-03, 1815-04, 1815-05, 1815-06, 1815-07, 1815-08C, 1815-09B, 1815-10, 1815-11, 1815-12, 1815-13A, Design and Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting permission.

The application proposes a revision to the number and siting of roof lights as a result of minor revisions to the internal layout. The revised layout shows the two roof lights on the flat roof offset rather than aligned, and an additional 330cm square roof light added to serve the stairwell. These alterations to the flat roof would not be visible from the surrounding area and would therefore cause no harm to the character or appearance of the host building or the conservation area. The proposed amendment preserves the character and setting of neighbouring buildings and complies with the Council's policies and guidance for design alterations. The proposals would not harm the residential amenity of neighbouring occupiers.

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, 55-66 and 126-141 of the National Planning Policy Framework.

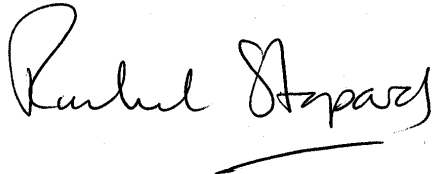
2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities